
STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 14 Winchester Drive, Bayswater North, 3153

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$650,000 & \$700,000

Median sale price

Median price \$696,000 *House ☒ *Unit ☐ Suburb Bayswater North
Period - From 01/01/2018 to 31/03/2018 Source RP Data

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
12 Westwood Drive, Bayswater North, 3153	\$685,000	08/03/2018
20 Keswick Crescent, Bayswater North, 3153	\$665,000	07/04/2018
52 Blandford Crescent, Bayswater North, 3153	\$650,000	15/03/2018

Property data source: RP Data. Generated on 1 May, 2018.